

1 consent within 60 days shall be deemed to be approval of the request for written
2 consent by the railroad company unless the railroad owns the railroad corridor in fee
3 simple. Nothing herein shall be construed to alter or affect the property rights of the
4 railroad or adjacent or underlying landowners.

5 (k) The applicant shall provide directly to the county planning board, commission or
6 other department with jurisdiction over development plans the written consent of the
7 railroad obtained under subsection (j) of this section. Receipt by the county planning
8 board, commission or other department with jurisdiction over development plans from
9 the applicant of either of the following may be relied upon in all respects by the county in
10 determining whether to allow the dedication or reservation of recreation areas or of open
11 spaces or open areas in accordance with subsection (j), and the county shall have no
12 liability whatsoever resulting from reliance thereon:

- 13 (1) a copy of the railroad's written consent obtained under subsection (j);
14 or
15 (2) a certification that that no consent of a railroad is required under
16 subsection (j) because the dedication or reservation sought does not
17 fall within a railroad corridor according to railroad maps filed pursuant
18 to G.S. 136-199. The certification provided under this subsection shall
19 be signed by the applicant under penalty of perjury."

20 **SECTION 12.** G.S. 153A-357 reads as rewritten:

21 **"§ 153A-357. Permits.**

22 (a) No person may commence or proceed with:

- 23 (1) The construction, reconstruction, alteration, repair, movement to
24 another site, removal, or demolition of any building;
25 (2) The installation, extension, or general repair of any plumbing system;
26 (3) The installation, extension, alteration, or general repair of any heating
27 or cooling equipment system; or
28 (4) The installation, extension, alteration, or general repair of any
29 electrical wiring, devices, appliances, or equipment

30 without first securing from the inspection department with jurisdiction over the site of the
31 work each permit required by the State Building Code and any other State or local law or
32 local ordinance or regulation applicable to the work. A permit shall be in writing and
33 shall contain a provision that the work done shall comply with the State Building Code
34 and all other applicable State and local laws and local ordinances and regulations.
35 Nothing in this section shall require a county to review and approve residential building
36 plans submitted to the county pursuant to Section R-110 of Volume VII of the North
37 Carolina State Building Code; provided that the county may review and approve such
38 residential building plans as it deems necessary. No permit may be issued unless the
39 plans and specifications are identified by the name and address of the author thereof; and
40 if the General Statutes of North Carolina require that plans for certain types of work be
41 prepared only by a registered architect or registered engineer, no permit may be issued
42 unless the plans and specifications bear the North Carolina seal of a registered architect
43 or of a registered engineer. If a provision of the General Statutes of North Carolina or of
44 any ordinance requires that work be done by a licensed specialty contractor of any kind,
45 no permit for the work may be issued unless the work is to be performed by such a duly
46 licensed contractor. No permit issued under Articles 9 or 9C of G.S. Chapter 143 shall be